

REZONING INFORMATION

ADDRESS: 529 CHARLES AVE.

CURRENT ZONING: R-5
PROPOSED REZONING: MUDD-OPTIONAL

CURRENT USE: SINGLE FAMILY HOME - UNOCCUPIED
PROPOSED USE: RESTAURANT (USE PERMITTED BY RIGHT: SECT. 9.2502)
& CATERING BUSINESS (CONDITIONAL USE)

HISTORIC DISTRICT: NO
S.M.M. STREAM BUFFER: OUT
FEMA FLOOD ZONE: OUT
COMMUNITY PLACED ZONE: OUT

ACCESSORY USES (SECT. 9.2504)

- DUMP SITE: SUBJECT TO REGULATIONS OF SECT. 12.403 - PROPOSED SOLID WASTE & RECYCLE CONTAINERS SHOWN ON PLAN
- OUTDOOR LIGHTING: SUBJECT TO REGULATIONS OF SECT. 12.402 - ALL PROPOSED LIGHTING WILL COMPLY. FIXTURES WILL BE FULLY SHIELDED WITH FULL CUTOFF TYPE FIXTURE. NO WALL "FAK" TYPE LIGHTING WILL BE ALLOWED. HEIGHT OF LIGHT FIXTURES WILL NOT EXCEED 20'.
- SIGNAGE: ALL PROPOSED SIGNAGE WILL COMPLY WITH ORDINANCE.
- AREA, YARD AND HT. REGULATIONS (SECT. 9.2505):
 - MIN. LOT AREA: NONE REQUIRED
 - MIN. SETBACK: 14' MIN. FROM B.O. EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETScape PLAN FOR THE STREETS THAT THE PROJECT ADJUTS.
 - MIN. SIDE YARD: NONE, BUT 10' BLDG. SEPARATION REQ'D. ADJACENT TO A RESIDENTIAL USE. PROPERTY NOT ADJACENT TO RESIDENTIAL USE.
 - MIN. REAR YARD: NONE, BUT 10' BLDG. SEPARATION REQ'D. ADJACENT TO A RESIDENTIAL USE. PROPERTY NOT ADJACENT TO RESIDENTIAL USE.
 - HEIGHT: EXISTING SINGLE STORY HOUSE - PETITIONER MAY DESIRE TO INCREASE HEIGHT OF EXISTING HOUSE TO 2-STORIES.

URBAN DESIGN AND DEVELOPMENT STANDARDS (SECT. 9.2506)

1) DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH THE MIN. URBAN DESIGN STDs. IN THIS SECTION AND THE THE PROPOSED CONDITIONS FOR MUDD-OPTIONAL ZONING AS SPECIFIED IN SECT. 9.2508.

2) STREETScape DESIGN STANDARDS

- STREET WALLS: N/A
- SCREENING REQ'D. PER SECT 12.303. THIS PROJECT IS A CHANGE OF USE WHICH REQUIRES THAT ALL SCREENING REQUIREMENTS BE MET.
- SIGNS, BANNERS, FLAGS AND PENNANTS - NONE ARE CURRENTLY DESIGNED BUT ALL PROPOSED SIGNS, BANNERS, FLAGS & PENNANTS WILL COMPLY WITH THIS CODE.
- CONFORMANCE W/APPROVED STREETScape PLAN OR W/THE STDs. OF SECT. 9.2506 PROVISIONS - THERE IS NO APPROVED STREETScape PLAN FOR N. DAVIDSON ST. OR MATHESON AVE.
- STREET TREES - PETITIONER WILL COMPLY WITH REQUIREMENTS FOR STREET TREES - SEE OPTIONS BELOW.
- REFLECTIVE SURFACES - PROJECT WILL COMPLY.
- TRANSPORTATION CORRIDOR RIGHTS-OF-WAY - R/W SHOWN PLAN - NOTE: EXISTING 14' AND 10' SETBACKS ARE SHOWN W/ REF. TO N. DAVIDSON ST. & MATHESON AVE. WE REQUEST AS A CONDITION OF THIS REZONING THAT THE EXISTING STRUCTURE REMAIN IN ITS NON-CONFORMING STATE & THAT NEW CONSTRUCTION (THE PATIO) BE ALLOWED TO EXTEND TO THE 10' SETBACK LINE ALONG THE MATHESON AVE R/W.
- BUILDING ENTRANCES - ENTRANCE SHOWN ON PLAN.
- BASE OF HIGH RISE BLDG.: N/A
- EXISTING BLDGS. AND PLACES: THIS PROJECT INCORPORATES THE ADAPTIVE REUSE OF AN EXISING STRUCTURE.
- URBAN OPEN SPACES: N/A FOR EXISTING BUILDING
- PRELIMINARY REVIEW: CONCEPTUAL DESIGN: T.B.D.
- DESIGN DEVELOPMENT: T.B.D.
- CANOPIES AND OTHER BLDG. ENTRANCES: BLDG ENTRANCE SHOWN OFF OF PROPOSED PATIO (REUSING EXISTING HOUSE ENTRANCE) SECONDARY / MEANS OF EGRESS SHOWN FROM EXISTING PORCH
- VALET PARKING: N/A

PARKING AND LOADING STANDARDS (SECT. 9.2507)

MIN. PARKING REQUIRED FOR PROPOSED USE: 1 SPACE PER 600 S.F.
PROPOSED PARKING: 1,416 SF (EXISTING HOUSE)/175 SF/PARKING SPACE = 8 PARKING SPACES (SHOWN ON SITE PLAN).

NOTE: REMAINDER OF NOTES UNDER PARKING & LOADING STANDARDS REMOVED.

NOTE: EXISTING SITE IS 0.20 ACRES AND WILL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE.

NOTE: INITIAL INVESTIGATION AS TO ADEQUATE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY IS ACCEPTABLE FOR FULL-MOVEMENT ACCESS.

NOTE: PETITIONER WILL CONVEY 60' RIGHT-OF-WAY IN FEE SIMPLE TITLE FOR N. DAVIDSON ST. TO MEET REQUIREMENTS OF CDOT.

NOTE: PETITIONER WILL MEET APPLICABLE STANDARDS IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL - LATEST REVISION.

OPTIONAL CONDITIONS REQUESTED BY THE PROPERTY OWNER/PETITIONER:

- THE EXISTING SIDEWALK APPEARS TO BE 5'-0" WIDE (BASED UPON CURRENT SURVEY) AND IS LOCATED AT THE STREET CURB. THERE IS NO PLANTER FOR STREET TREES BETWEEN THE EXISTING SIDE WALK & CURB. THERE IS EXISTING GREEN SPACE THAT STREET TREES COULD BE PLANTED. AS A AN OPTIONAL CONDITION OF THIS REZONING, WE PROPOSE UTILIZING THIS GREEN SPACE FOR STREET TREES - SEE NOTE ON PLAN.
- AS AN OPTIONAL CONDITION OF THIS REZONING PETITIONER REQUESTS THE CONTINUED USE OF THE EXISTING GRAVEL DRIVE AREA SHOWN IN THE SITE PLAN.
- AS AN OPTIONAL REQUEST OF THIS REZONING, PETITIONER REQUESTS AN ENCROACHMENT AGREEMENT TO ALLOW THE EXISTING BUILDING TO REMAIN WHERE IT ENCROACHES ON THE 14' SETBACK - SEE SITE PLAN.

CURRENT ZONING: I-2
CURRENT LISTED USE: WAREHOUSE

NEWTON D. MARTIN
TAX #08306809
8141-479

P/LOT 145
AREA = 0.20 ACRE
TAX#08306812
MAP BOOK 6-899
21351-22

NOTE: POSSIBLE GORE BETWEEN DEED DESCRIPTIONS

NOTE: PARKING AREA, SIDEWALK, PLANTING STRIP, LOCATION OF DUMPSTER, AND BIKE PARKING HAVE ALL BEEN REVISED, BUT NOT CLOUDED FOR CLARITY OF THE DRAWING.

NOTE: THERE ARE NO DRIVEWAYS ON THE OPPOSITE SIDE OF N. DAVIDSON ST. ALONG AND OPPOSITE THE PETITIONER'S PROPERTY

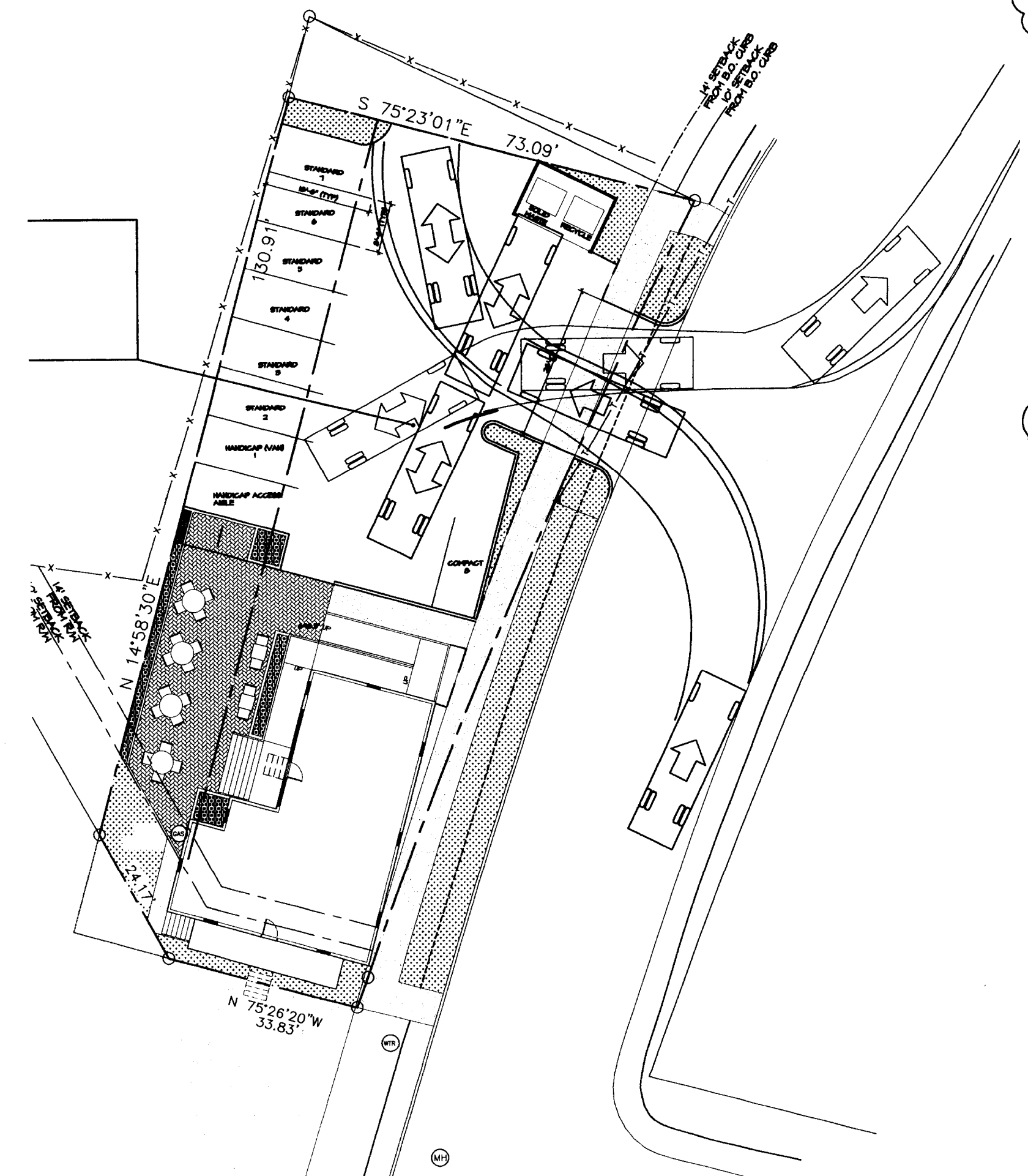
LEGEND	
	NEW CONC. SIDEWALK
	NEW PLANTER
	NEW PATIO
	NEW GRAVEL WALK
	PLANTED / GREEN SPACE
	ELECTRIC SERVICE
	TELEPHONE SERVICE

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: THIS PLAN SHOWS EXISTING GRADING ONLY - NOT PROPOSED GRADING.

REVISIONS INDICATED W/CLOUD.
REVISION DATE: AUGUST 19, 2008.

AUGUST 19, 2008
REZONING PETITION NO. 2008-130



DUMPSTER TRUCK SITE ACCESS DIAGRAM
SCALE: N.T.S.

PROPOSED RE-ZONING OF: 529 CHARLES AVE. - NODA

2108 SOUTH BLVD SUITE 110, CHARLOTTE NC 28203 PHONE: (704)332-6763 FAX: (704)334-0262

McCLURE NICHOLSON MONTGOMERY
architects

